

Quail Ridge Homeowners Association Meeting
Board Meeting
January 14, 2014

Item	Notes
Members Present:	Robert Rivera, Andrea Pellicori, Dave Zalone, Angela Beiderbecke, Phyllis Newby, Chris Easton, Jeremiah Adams, and Scott Dube Property Management, Weststar Mgmt.Corp.
Members Absent:	None
Call to Order	Robert Rivera call the meeting to order at 6:35pm
Approval of Association Documents	The Board approved the December 10, 2013 minutes. The Board reviewed the monthly budget.
Homeowner Forum:	One home owner and the renter present: Unit 9-110 discussion regarding three issues: 1. Water draining onto sidewalk causing ice pool over the sidewalk 2. Exterior closet door water soaked due to overflow by roof, gutter problem 3. Comcast cable too close to air conditioner causing ground to give away
Business Completed	NA
Old Business Pending	1. Scott to follow up on issues 1 and 2 from home owners 2. Home owner to follow up with Comcast 3. Identification flags for all fire hydrants 4. HOA Declaration thirty-two (32) signatures 5. Siding and building repairs starting with Bld. 7, 8, 9, due this spring 6. Two Pine tree removals will be planned for Bld. 2-110 and by Bld. 9 7. Thirteen (13) window well covers 8. Foundation water leak repair on Bld. 2-105 and Bld. 8-108, 109
Discussion Items	1. HOA Declaration second meeting for discussion and concerns with homeowners is scheduled for Tuesday, February 4, 6:30pm 2. Landscape committee review three bids regarding tree trimming and tree removal Keesen, J&J, and Mountain High. The board approved J&J with the understanding that the committee will review with J&J before work starts 3. Budget expenses review regarding sprinkle repair; water backflow bld. #1-12, pillar and brick wall repair bld #14, club house cleaning and storage closets. 4. Discussion regarding gutters and down spouts, a problem throughout the complex Scott to obtain bids regarding repairs or replacement 5. SM Sweeping will not be using ice melt on the sidewalks per board

	request 6. Review Parking Authority rules and regulations 7. Auto-Owners Insurance of Broomfield will be our HOA insurance company
Adjourn	Meeting adjourned by Robert Rivera at 8:00pm
Next Meeting	Tuesday, February 11, 2014 club house. All owners are welcome!